

**CASE NUMBER: 15PD0193**

**APPLICANT: Chesterfield County Parks and Recreation**



**SUBSTANTIAL  
ACCORD REVIEW**

**Planning Commission (CPC)**

**Public Hearing Date:**

MAY 19, 2015

**CPC Time Remaining:**

60 DAYS

**Applicant's Contact:**

STUART CONNOCK

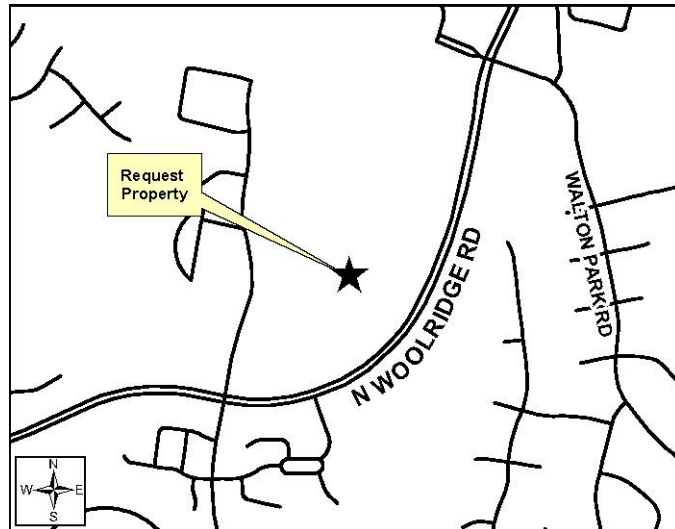
(804-751-4484)

**Planning Department Case Manager:**

DARLA ORR (804-717-6533)

**CHESTERFIELD COUNTY, VIRGINIA**

Magisterial District: **MIDLOTHIAN**



**APPLICANT'S REQUEST**

Substantial Accord Determination to permit a special purpose park in Agricultural (A) and Community Business (C-3) Districts.

Expansion of a special purpose park (Mid-lothian Mines Park) is planned.

(NOTE: Conditions may be imposed)

**RECOMMENDATION**

STAFF

**RECOMMEND APPROVAL**

- Proposed park enhances a unique recreational, cultural, historical resource as suggested by Public Facilities Plan
- Expansion connects similar public and private sites as Plan suggests
- Satisfies the criteria of location, character and extent as specified in the Code of Virginia

SUMMARY OF IDENTIFIED ISSUES	
Department	Issue
PLANNING	-
FIRE	-
CDOT	-
VDOT	-
UTILITIES	-
ENVIRONMENTAL ENGINEERING	-



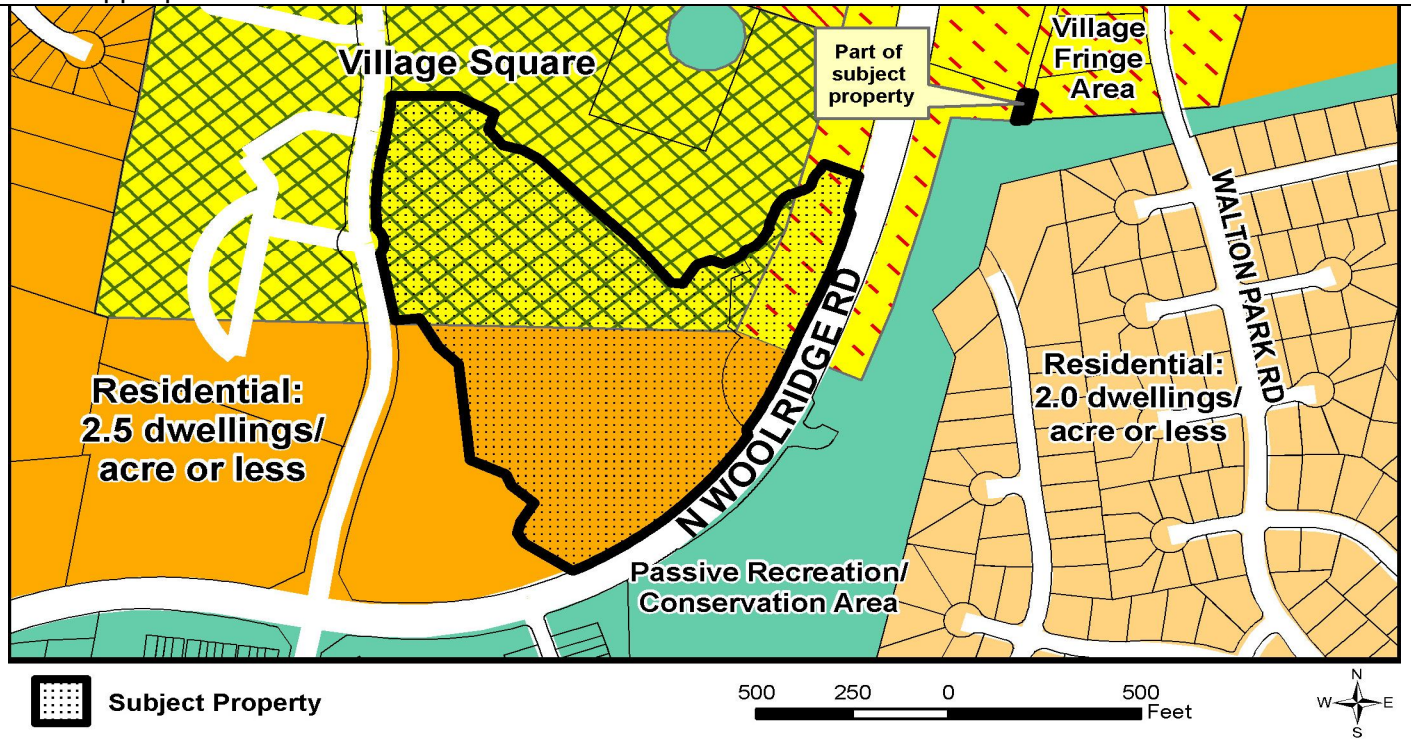


## Map 2: Comprehensive Plan – MIDLOTHIAN AREA COMMUNITY PLAN & PUBLIC FACILITIES PLAN

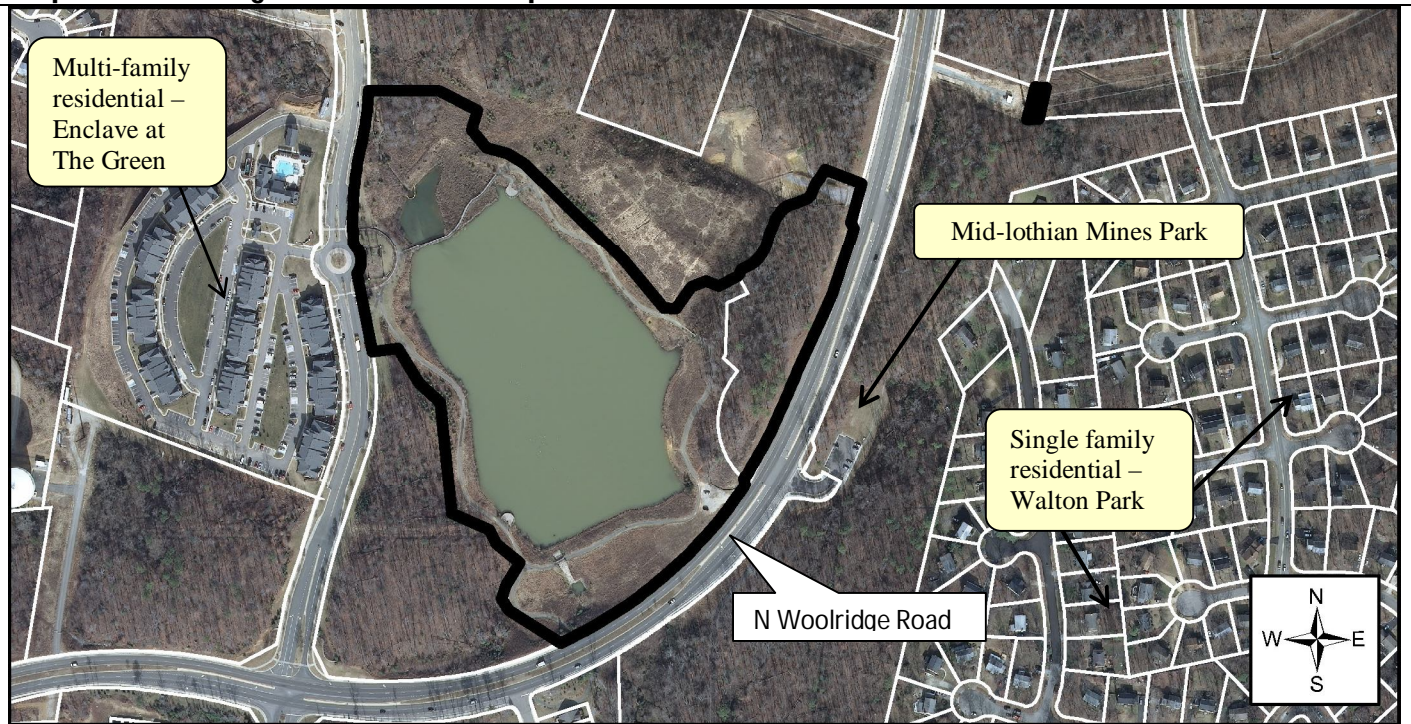
### Classification- VILLAGE SQUARE, PLANNED TRANSITION AND VILLAGE FRINGE AREA:

The designations suggest the property is appropriate for a mix of neighborhood retail, office, service, residential and public uses.

**PUBLIC FACILITIES PLAN:** Suggests special purpose parks intended to preserve, enhance and interpret unique recreational, cultural, historical and/or environmental resources for the benefit of residents and visitors are appropriate. These parks should be connected to adjacent similar public and private sites when appropriate.



## Map 3: Surrounding Land Uses & Development



## PLANNING

Staff Contact: Darla Orr (804-717-6533) orrd@chesterfield.gov

### ZONING HISTORY

Case Number	BOS Action	Request
91SN0172	Approved (03/12/1997)	<ul style="list-style-type: none"><li>• Rezone 440 acre tract (subject is a part) to residential (R-9, R-12, R-TH &amp; R-MF), office (O-2) and commercial (C-3) with Conditional Use Planned Development (CUPD) to permit use and bulk exceptions</li><li>• Mix of residential, commercial, office, outdoor recreational and public/semi-public uses permitted</li><li>• Being developed as "The Grove"</li><li>• Mid-lothian Mines Park located on portion east of North Woolridge Road</li><li>• Conditions of zoning address permitted uses, utilities, road improvements, access and development standards (Midlothian Village Core standards for commercial /office use)</li></ul>
07SN0140	Approved (12/13/2006)	<ul style="list-style-type: none"><li>• Amend (91SN0172) for 61.3 acre tract (subject is a part) to permit reduced setbacks, increased building heights, over-shop housing and commercial use</li><li>• Outdoor recreational and public/semi-public uses permitted</li><li>• Design standards such as compliance with Midlothian Village Core development standards and other conditions of Case 91SN0172 remain in effect</li></ul>

### PROPOSAL

Portions of the request property are developed for passive recreational use and historical and cultural interpretation. Facilities include trails, parking, amphitheater and replica mining headstock. The Parks and Recreation Department proposes to lease the subject properties adjacent to Mid-lothian Mines Park. Park has indicated that the expansion would:

- Allow growth of the heavily used passive recreational facilities
- Incorporate existing developed facilities into park system
- Accommodate future development to enhance Mid-lothian Mines Park
- Enhance marketing and fund-raising for historical area
- Provide trail connector for easier pedestrian access
- Address increased demand for passive recreational facilities easily accessible by walking or biking

## PUBLIC FACILITIES

### FIRE SERVICE

Staff Contact: Greg Smith (804-706-2012) smithgd@chesterfield.gov

### Nearby Fire and Emergency Medical Service (EMS) Facilities

<b>Fire Station</b>	Midlothian Fire Station, Company Number 5
<b>EMS Facility</b>	Forest View Volunteer Rescue Squad

This request will have a minimal impact on Fire and EMS.

### COUNTY DEPARTMENT OF TRANSPORTATION

Staff Contact: Jim Banks (804-748-1037) banksj@chesterfield.gov

The Comprehensive Plan, which includes the Thoroughfare Plan, identifies county-wide transportation needs that are expected to mitigate traffic impacts of future growth. The anticipated traffic impact of the proposal has been evaluated and it is anticipated to be minimal.

### VIRGINIA DEPARTMENT OF TRANSPORTATION

Staff Contact: Brian Lokker (804-674-2384) brian.lokker@vdot.virginia.gov

### VDOT Land Use Regulations

Traffic Impact Analysis (24VAC30-155)	-
Access Management (24VAC30-73)	-
Subdivision Street Acceptance (24VAC30-91/92)	-
Land Use Permit (24VAC30-151)	-
Summary	VDOT has no comment on this request.



## **WATER AND WASTEWATER SYSTEMS**

Staff Contact: Jamie Bland (804-751-4439) blandj@chesterfield.gov

The proposal's impacts on the County's utility system are detailed in the chart below:

<b>Water and Wastewater Systems</b>			
	<b>Currently Serviced?</b>	<b>Size of Existing Line</b>	<b>Connection Required by County Code?</b>
<b>Water</b>	No	12"	Yes
<b>Wastewater</b>	No	8" & 15"	Yes

The proposed use will not impact the public water and wastewater systems.

## **ENVIRONMENTAL**

### **Drainage, Erosion and Water Quality**

Staff Contact: Doug Pritchard (804-748-1028) pritchardd@chesterfield.gov

Environmental Engineering has no comment on this request.

CASE HISTORY	
Applicant Submittals	
3/11/2015	Application submitted; Applicant agreed to May 19, 2015 Commission hearing